

**ASPEN GLEN
HOMEOWNERS' ASSOCIATION
ANNUAL MEETING
November 12, 2005**

The regularly scheduled Annual Meeting of the Aspen Glen Homeowners' Association was held on Saturday, November 12, 2005, in the Wilderndest Commercial Center. The meeting was called to order at 5:35 P.M.

ROLL CALL

Pursuant to the Bylaws, the representation of fifty percent (7 units) is required to constitute a quorum. The unit owners noted below fulfilled said requirement:

<u>UNIT#</u>	<u>OWNERS PRESENT</u>	<u>UNIT#</u>	<u>OWNERS REPRESENTED BY PROXY</u>
54	John Underhill		
55	Bill Perkins		
64	Mason/Philbrook		
75	Victor Raposo		
77	Bill Kelso		
80	Brenden/Barbara Stack		
84	Stephanie Spittle		
87	James Hendrickson		

Present from Wilderndest [WPM] was Audrey Taylor, HOA Liaison.

Proof of notice of meeting was noted.

APPROVAL OF MINUTES

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY,
THE MINUTES OF THE NOVEMBER 13, 2004, ANNUAL MEETING WERE APPROVED AS
WRITTEN.**

REPORT OF PRESIDENT

Bill Perkins reported that the painting project was completed in 2005:

- There is a 2 year warranty on the workmanship.
- A solid base stain was used.
- The front doors were not included and are the responsibility of the owner to keep painted.
- The trash enclosure was not included as part of the project.

The Work Day was not well attended. Further consideration will have to be given to the merits of another Work Day.

REPORT OF MANAGEMENT

Wilderness Property Management

Tony Snyder again wholly owns Wilderness Property Management. He re-purchased the portion he sold to Copper Mountain.

WPM's basic responsibilities are: accounting, meetings, administrative needs and negotiating.

VIP cards are available to owners – they qualify the holder for various discounts around the County. [Diamond Vogel paint recently offered a substantial discount to Wilderness owners.]

The Wilderness/Aspen Glen liaison is Audrey Taylor, 468 6291 ext 217. Owners are encouraged to contact her with their questions or needs.

Wilderness's size accounts for its strong negotiating position on behalf of the Wilderness-managed associations. Currently, WPM manages 64 homeowner associations and approximately 3,500 units, and continues to net substantial savings. For example:

- Cable TV – a savings of approximately \$28/month/unit from rates paid by locals in residential communities for the same service.
- Trash is approximately 42% off local rack rates.
- All Wilderness-managed associations' bank accounts are held separately and are given a superior, preferred rate on all its bank accounts.
- Insurance premium rates are far superior to the competitors.

Wilderness opened a carpet-cleaning department. All are encouraged to call 970 468 6291 ext 250 to schedule a carpet clean or for more information.

The owners were reminded that their website posts the financials, the minutes, rules and other Association related items. The address is: wildernesshoa.com. The website will also be used for Senate Bill 100 compliance.

FINANCIAL CONSIDERATIONS

The October financials reflected that the Operating Account's balance was \$4,005.29 and the Reserve Account's balance was \$37,888.92. Operating income exceeded expenses by \$215.66 in October and by \$163.20 year-to-date. Reserve expenses exceeded income by \$13,695.56 in October [painting] and by \$9,376.83 year-to-date.

The 2006 budget projects a small operating deficiency.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO RATIFY THE 2006 BUDGET.

REPAIR AND MAINTENANCE CONSIDERATIONS

Wilderness was directed to change the trash pickup day to Mondays.

It was noted that the complex is plowed at 3" of snow.

The addition of glass front doors was discussed and determined to not be of interest to the membership present.

ELECTION OF DIRECTORS

The Aspen Glen directors are elected annually.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO ELECT BILL PERKINS, JAMES HENRICKSON AND STEPHANIE SPITTLE TO THE BOARD OF DIRECTORS.

OTHER MATTERS

Parking continues to be a problem. All are reminded that each unit is allotted **one** outside spot. After discussion it was decided that the Board will review the parking rules.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED THAT EXTERIOR LOT PARKING IS DESIGNATED. EACH UNIT HAS A DESIGNATED PARKING SPACE. [SEE ENCLOSURE]

Additionally, the following issues were noted:

- Outside storage is becoming a problem. All are reminded to remove the outside storage items.
- Consideration is being given to install a sign reminding all to watch for children in the parking areas.
- People are sitting in their cars and blasting loud music, which is disturbing to others.
- People must remember to move their cars for the snowplow.

It was agreed to install 2 mutt mitt stations. The Board will order the containers and bags.

Suggestion was made to eliminate the sand barrel. It was agreed.

WPM was directed to include a copy of the rules in the new owner packets.

ADJOURNMENT

The meeting adjourned at 7:15 P.M.

**ASPEN GLEN
BOARD OF DIRECTORS MEETING
November 12, 2005**

A regularly scheduled meeting of the Aspen Glen Board of Directors immediately following the Annual Meeting.

The following was determined:

President	Bill Perkins
Vice President	James Hendrickson
Sec/Treas	Stephanie Spittle

The parties to the hot tub dispute met with the Board. A solution was reached and agreed upon by all parties.

**Meeting Prior to the Annual Meeting
ASPEN GLEN BOARD OF DIRECTORS
November 12, 2005**

The Aspen Glen Board of Directors met immediately prior to the Annual Meeting. Directors present were Bill Perkins and James Henrickson. Present from Wildernest was Audrey Taylor.

The agenda of the Annual Meeting was discussed. The meeting adjourned to the Annual Meeting.

